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| Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Aram Ordubegian (SBN 185142) M. Douglas Flahaut (SBN 245558) Sevan Gorginian (SBN 298986) ARENT FOX LLP 555 West Fifth Street, 48th Floor Los Angeles, CA 90013-1065 Telephone: 213.629.7400 Facsimile: 213.629.7401 Email: aram.ordubegian@arentfox.com douglas.flahaut@arentfox.com sevan.gorginian@arentfox.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: John J. Menchaca, Chapter 7 Trustee | FOR COURT USE ONLY |
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

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| In re: THELMA DAWSON, Debtor. | CASE NO.: 2:15-bk-25289-WB CHAPTER: 7 <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p> |
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| Sale Date: November 17, 2016 | Time: 2:00 p.m. |
| Location: Courtroom 1375, U.S. Bankruptcy Court, 255 East Temple Street, Los Angeles, CA 90012 | |

Type of Sale: Public Private **Last date to file objections:** November 3, 2016

Description of property to be sold: The real property located at 15103 Alondra Boulevard, La Mirada, CA 90638 including all real and personal property and air rights associated with such property. See Bidding Procedures attached as Exhibit "A" to the Trustee's Motion for an Order Establishing Bidding Procedures and Setting Dates For An Auction and Final Sale Hearing in Connection With The Sale Of Property of the Estate ("Bidding Procedure") [Dkt. No. 55] filed on October 27, 2016 for a detailed description of the property to be sold.

Terms and conditions of sale: The Trustee seeks to sell the property described above and in Exhibit "A" to the Bidding Procedure free and clear of all liens, claims, encumbrances, security interests, charges, options, and other interests thereon and there against in accordance with 11 U.S.C. §§ 363 and 365.

Proposed sale price: \$445,700 subject to overbid.

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any): See the Bidding Procedures.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Property is to be sold free and clear of liens or other interests. Qualified bidders may bid at the auction sale on:

Date: November 17, 2016
Time: 2:00 p.m.
Location: Courtroom 1375
255 East Temple Street
Los Angeles, CA 90012

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

M. Douglas Flahaut, Esq.
Arent Fox LLP
555 West Fifth Street, 48th Floor
Los Angeles, CA 90013-1065
Telephone: 213-443-7559
Fax: 213-629-7401
Email: douglas.flahaut@arentfox.com

Date: October 27, 2016

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

Arent Fox LLP, Gas Company Tower, 555 West Fifth Street, 48th Floor, Los Angeles, CA 90013.

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (**a**) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (**b**) in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) **10/27/2016**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:

On (date) **10/27/2016**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) **10/27/16**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

10/27/2016
Date

YVONNE LI
Printed Name

/s/ Yvonne Li
Signature

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

Michael Jay Berger on behalf of Debtor Thelma Dawson
michael.berger@bankruptcypower.com, yathida.nipha@bankruptcypower.com;michael.berger@ecf.inforuptcy.com

M Douglas Flahaut on behalf of Interested Party Douglas Flahaut
flahaut.douglas@arentfox.com

M Douglas Flahaut on behalf of Trustee John J Menchaca (TR)
flahaut.douglas@arentfox.com

John J Menchaca (TR)
jmenchaca@menchacacpa.com, ca87@ecfcbis.com;igaeta@menchacacpa.com

Aram Ordubegian on behalf of Trustee John J Menchaca (TR)
ordubegian.aram@arentfox.com

United States Trustee (LA)
ustpreion16.la.ecf@usdoj.gov

2. SERVED BY UNITED STATES MAIL:

JUDGE

Honorable Julia W. Brand
United States Bankruptcy Court
255 E. Temple Street, Suite 1382
Los Angeles, CA 90012

DEBTOR

Thelma Dawson
15103 Alondra Blvd.
La Mirada, CA 90638

REQUEST FOR SPECIAL NOTICE

Alison S Gokal on behalf of Creditor Bryan Sweet
GOKAL LAW
101 Pacifica Ste 100
Irvine, CA 92630

La Mirada City Hall
Attn: City Clerk
13700 La Mirada Blvd
La Mirada,CA 90638

CREDITOR MATRIX

Brian R. Sweet
c/o Gokal Law
101 Pacifica, Suite 100
Irvine, CA 92618-7336

Chase Card Services
Attn:Bankruptcy Dept
PO Box 15298
Wilmington, DE 19850-5298

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

Chase Manhattan Mortgage
Attn: Bankruptcy Dept
3415 Vision Dr
Columbus, OH 43219-6009

United States Treasury
PO Box 7704
Houston, TX 77270-7704

Employment Development Dept.
Bankruptcy Group MIC 92E
P.O. Box 826880
Sacramento, CA 94280-0001

Los Angeles County Tax Collector
P. O. Box 54110
Los Angeles, CA 90054-0110

Franchise Tax Board
Bankruptcy Section MS: A-340
P.O. Box 2952
Sacramento, CA 95812-2952

Los Angeles County Office of the Assessor
500 W. Temple Street Room 225
Los Angeles, CA 90012-2770

Los Angeles City Clerk
P.O. Box 53200
Los Angeles, CA 90053-0200

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101-7346

Neiman Realty Inc.
14205 Collins Street
Sherman Oaks, CA 91401

U.S. Securities and Exchange Commission
Attn: Bankruptcy Counsel
444 South Flower Street, Suite 900
Los Angeles, CA 90071-9591

PIH
PO Box 51980
Los Angeles, CA 90051-6280

Synchrony Bank/Walmart
Attn: Bankruptcy
PO Box 103104
Roswell, GA 30076-9104

3. SERVED BY EMAIL:

Laura Marquez, Buyer's Real Estate Broker
marquezlaura@yahoo.com

Michael Cody, Buyer
mjcody@outlook.com

Jan Neiman, Trustee's Broker
janneimanbroker@gmail.com